

Pre-Application Site Visit Report

Project 6565362, 6955 DELRIDGE WAY SW

Assessment Completed: 12/1/2016

Project Description: Demolition of heavily fire and water damaged three story, 21 unit apartment building. This structure was heavily damaged by fire on 9/27/16 and has been deemed not worth salvaging after structural review and insurance damage assessments. The Seattle Housing Authority intends to replace the lost housing units on-site and design work is underway. However, construction may be a year or more away and the structure poses a safety hazard. SHA would like to demolish the structure now while for safety while we arrange for a replacement structure.

Primary Applicant: [Wendy Simonson](#)

This report lists a preliminary assessment of project requirements based on your pre-application site visit (PASV). The PASV is completed by site inspectors from the Seattle Department of Construction and Inspections (SDCI).

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact:

Joe Eckhoff, (206) 233-5034, joe.eckhoff@seattle.gov

Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

Site plan appears to show adequate detail.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Wetland

Earth Disturbance

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

DELRIDGE WAY SW

Street conditions:

Asphalt paving

Visible pavement width is: 55 FT.

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4 inches

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way. Road is crowned. The closest CB is located along the curblin just N of intersection with Myrtle.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

21ST AVE SW

Street conditions:

Asphalt paving

Visible pavement width is: 20 FT.

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way. Road does not appear to be crowned or thrown. No CBs located before intersection with Myrtle.

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Existing trees appear to be shown accurately on the site plan

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 21-2015, Volume 2](#)).

Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

Inspectors Notes

No additional inspection notes available.

Exemptions from ECA Ordinance

No impact; project will not impact the ECA and ECA buffers (see [SMC 25.09.045 D](#))

Standard Submittal Requirements for Projects in an ECA

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see [25.09.330A](#))

Delineate the clearing limits on the site plan

The site appears to have areas with wetland vegetation and/or seasonal or permanent saturation. The permit application should be routed to a DPD wetland specialist for further review.

Submit a Wetland Site Assessment Report prepared by a qualified wetlands professional that evaluates and identifies wetlands within 100 feet of the subject property line for development proposed within 100 feet of a wetland (see SMC [25.09.160](#)).

Prepare a wetland delineation report per [Director's Rule 19-2006, Requirements for Wetland Site Assessment Reports](#).